
STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: March 7, 2007

SITE PLAN: **AFP-07-006**

TITLE: **Summit Hall Elementary School
Health Center**

REQUEST: **AMENDMENT TO FINAL PLAN APPROVAL**
For 3,375 square foot building addition for a
school-based health center

ADDRESS: 101 West Deer Park Road

ZONE: R-A (Low Density Residential)

APPLICANT/REPRESENTATIVE/ATTORNEY/DEVELOPER: (as
applicable)

Applicant: James Song – MCPS
Architect: Jim Emr – Smolen-Emr & Associates
Engineer: Richard Butt – KCI Technologies, Inc.

STAFF PERSON: Jacqueline Marsh, Planner

Enclosures:

Staff Comments

Exhibit 1: Site location map

Exhibit 2: Application

Exhibit 3: Letter received February 23, 2007, from Judith Covich, Director of School Health Services of the Montgomery County Department of Health and Human Services and "Everything You Always Wanted to Know About School-Based Health Centers" brochure.

Exhibit 4: Cover sheet of Site Plan

Exhibit 5: Existing conditions plan

Exhibit 6: Proposed site and grading plan

Exhibit 7: Detail sheet

Exhibit 8: Building elevations

Exhibit 9: Enlarged detail of building sign

STAFF COMMENTS

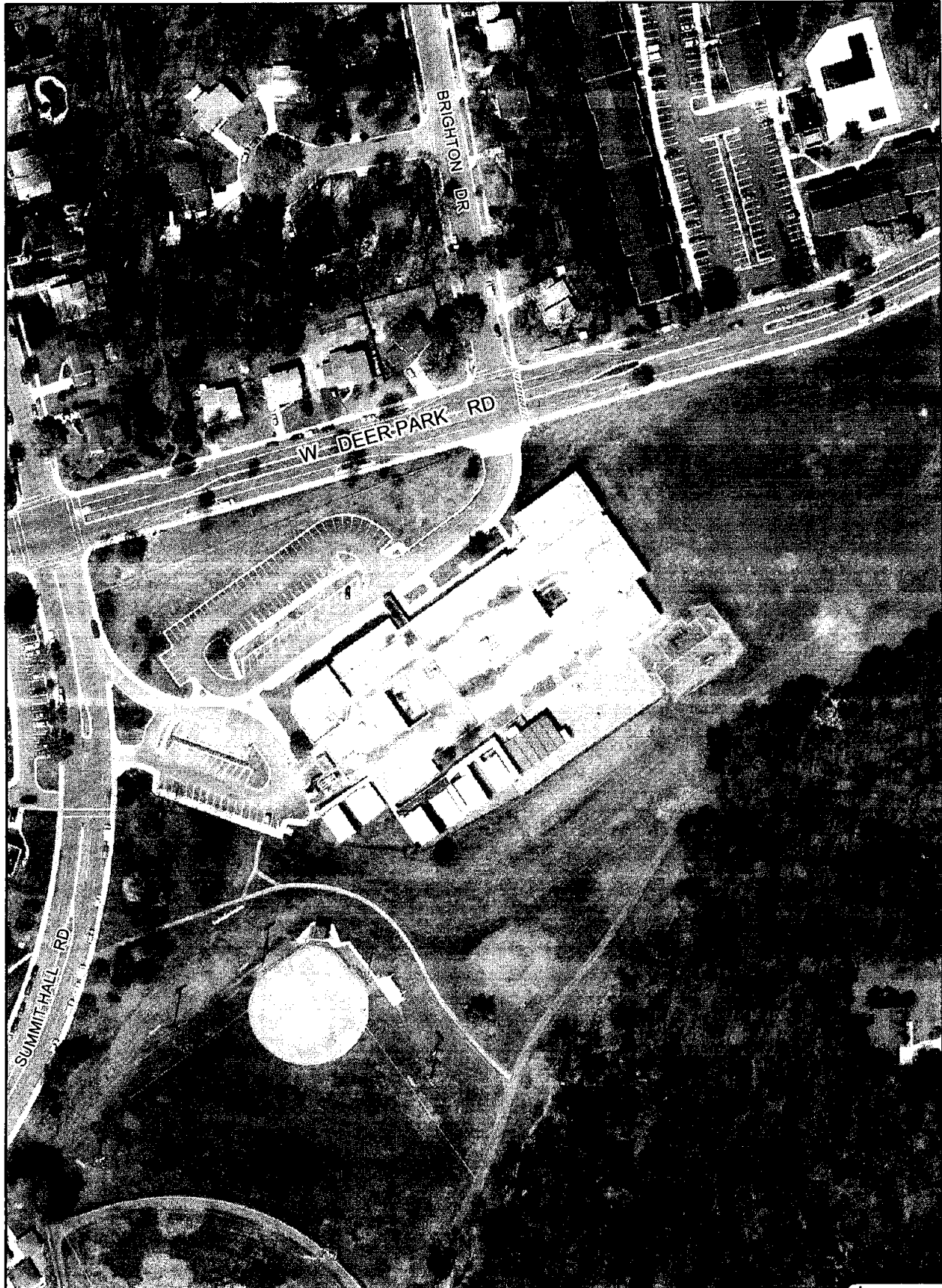
This is a request for a 3,375 square foot addition at Summit Hall Elementary School to be used as a school-based health center. The school is located in the R-A (Low Density Residential) Zone on West Deer Park Road, east of Summit Hall Road and north of Morris Park (Exhibit #1).

Montgomery County Public Schools has chosen Summit Hall Elementary School to be a facility that offers the "Linkages to Learning" program. "Linkages to Learning" serves at-risk children and families at selected elementary and middle schools in Montgomery County. Its mission is to improve the health and mental well-being of children and their families through collaborative delivering of school based services. This program is currently in practice at Gaithersburg Elementary School. Included in the packages is letter from Judith Covich, Director of School Health Services of the Montgomery County Department of Health and Human Services, who runs the program and an outline of the program, entitled "Everything you Always Wanted to Know About School-Based Health Centers." (see Exhibit #3)

The proposed addition is located on the east side at the left front of the existing school, facing West Deer Park Road. It will be accessible by the public without entering through the main school entrance. The applicant has tried to minimize the impact of the addition on existing ball fields. The proposed architecture will match the materials and style of the existing building, which is mainly brick (Exhibit #8).

Conclusion. Staff recommends **TO GRANT AFP-07-006, Summit Hall Elementary School Health Center, AMENDMENT TO FINAL PLAN APPROVAL, FINDING IT IN COMPLIANCE WITH §§ 24-170 and 24-172, WITH THE FOLLOWING CONDITION(S):**

- 1. Final storm water management and sediment erosion control to be approved by the Department of Public Works, Park Maintenance, and Engineering prior to the issuance of any permits.**



City of Gaithersburg • 31 South Summit Avenue • Gaithersburg, Maryland 20877 • Telephone: (301) 258-6330 • Fax: (301) 258-6336
plancode@gaitthersburgmd.gov • www.gaithersburgmd.gov

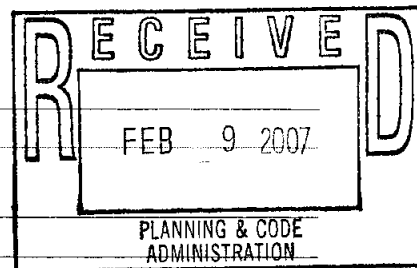
AMENDMENT TO FINAL PLAN APPLICATION

In accordance with Section 24, Article V of the City Code

| | |
|---------------|------------|
| Application # | AFP-07-006 |
| Date Filed | 2-9-07 |
| Total Fee | |

1. SUBJECT PROPERTY

Project Name Summit Hall Elem. School - School Based Health Center
Street Address 101 West Deer Park Drive
Zone E-A Historic area designation ☐ Yes ☒ No
Lot N/A Block N/A Subdivision N/A
Tax Identification Number (MUST BE FILLED IN) 00817968



2. APPLICANT

Name Montgomery County Public Schools Attn: Mr. Rakesh Bagai
Street Address 2096 Gaithers Road Suite No. 203
City Rockville State MD Zip Code 20850
Daytime Telephone 240-314-1007

3. ARCHITECT/ENGINEER/DEVELOPER

Architect's Name Smolen Envr Associates Architects Attn: Mr. Jim Envr
Architect's Maryland Registration Number 9893 Telephone 301-770-0177
Street Address _____ Suite Number _____
City Rockville State MD Zip Code _____

Engineer's Name KCI Technologies, Inc. Attn: Mr. Richard Butt
Engineer's Maryland Registration Number _____ Telephone 410-316-7800
Street Address 10 North Park Drive Suite Number _____
City Hunt Valley State MD Zip Code 21030

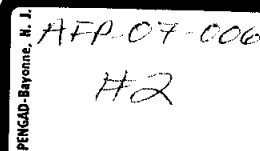
Developer's Name N/A Telephone _____
Street Address _____ Suite Number _____
City _____ State _____ Zip Code _____
Contact Person _____ Telephone _____

4. PROPERTY OWNER

Name SAME AS APPLICANT
Street Address _____ Suite No. _____
City _____ State _____ Zip Code _____
Daytime Telephone _____

5. CITY PROJECT NUMBER

Original Site Plan Number AFP 04023 Date Approved _____
Name of previously approved Final Plan Summit Hall Elementary School



6. WORK DESCRIPTION

Please state clearly changes requested from final approved plan.

Construct a 3,800± Sq. Ft building addition with accessible sidewalks and minor grading.

7. PROJECT DETAIL INFORMATION

a. POPULATION CHANGES (if any)

Changes in population estimated due to amendment.

Employee estimate: Total number N/A Total number per shift N/A
Resident estimate: Total number N/A Total number per dwelling unit N/A

b. PLEASE SUPPLY THE FOLLOWING INFORMATION

| DEVELOPMENT INFORMATION | | REQUIRED | PROVIDED |
|--|---------|----------|---------------------------|
| 1. Site (square feet) | | | 442,569.6 Sq. Ft. |
| 2. Site Area (acres) | | | 10.16 Ac. |
| 3. Total Number of Dwelling Units/Lots | | | N/A |
| 4. Height of Tallest Building | | | 14'-6" |
| 5. Green Area (square feet) | | | 66,566 274,000 |
| 6. Number of Dwelling Units/Acre | | | N/A |
| 7. Lot Coverage (Percent) | | MAX. 30% | 13% |
| 8. Green Area (Percent) | | | 62% |
| 9. Residential | | | N/A |
| a. Single Family Detached | # Units | | |
| b. Single Family Attached | # Units | | |
| c. Multi-Family Condo | # Units | | |
| d. Multi-Family Apartment | # Units | | |
| e. Other | | | |
| 10. Retail/Commercial | Sq. Ft. | | N/A |
| 11. Restaurant Class: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C | Sq. Ft. | | N/A |
| 12. Office/Professional | Sq. Ft. | | N/A |
| 13. Warehouse/Storage | Sq. Ft. | | N/A |
| 14. Parking | | | 104 |
| 15. Shared Parking/Waiver | | | N/A |
| 16. Other | | | N/A |
| 17. Total | | | N/A |

SUBMISSION REQUIREMENTS

- Set of plans per the respective checklist. Plans must be folded to 8 1/2 x 11."
- Completion of the table above.

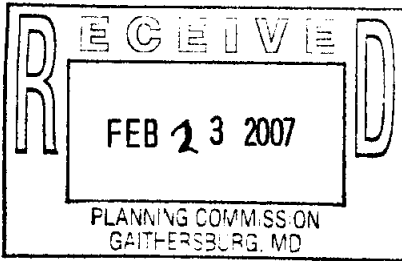
I have read and complied with the submission requirements and affirm that all statements contained herein are true and correct.

Applicant's Name (please print) James Song

Applicant's Signature 

Date 6-2-08-07

Daytime Telephone 240-314-1000



DEPARTMENT OF HEALTH AND HUMAN SERVICES

Isiah Leggett
County Executive

Kate Garvey
Acting Director

February 23, 2007

The City of Gaithersburg
Planning Commission
31 South Summit Avenue
Gaithersburg, MD 20877

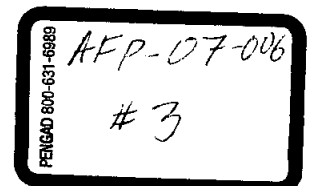
Dear Commission:

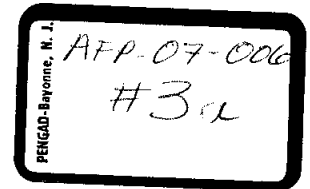
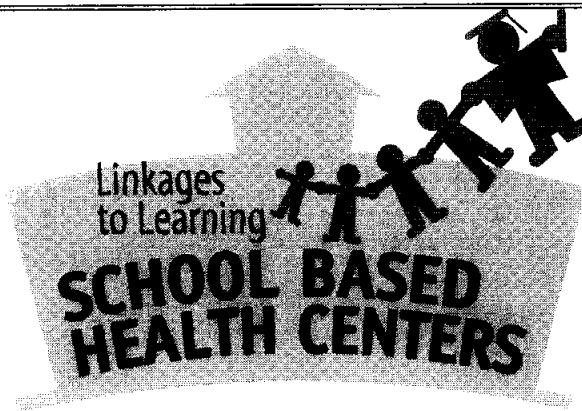
The Summit Hall Elementary School Based Health Center is a partnership of Montgomery County Public Schools, the county's Department of Health and Human Services and community providers. It will provide health, mental health, social services and support services in a friendly familiar atmosphere to enrolled students and their families. The facility will serve the Summit Hall Elementary School students and their immediate families and children who are enrolled in the county's Care for Kids Program who live in the school's zip code areas. The School Based Health Center will generally operate during school hours with some after school hours for the convenience of families.

If you have further questions, please contact me at 240-777-1550 or Judith.Covich@montgomerycountymd.gov.

Sincerely,

Judith R. Covich, Director
School Health Services





Everything You Always Wanted to Know About School-Based Health Centers

What is a School-Based Health Center?

A School-Based Health Center ("SBHC") provides medical care as well as social, mental health, dental and health education services to students and their families in the school setting. By providing services directly in the school setting, families are able to receive needed services in a place that is familiar, among people they already trust. Parents can learn ways to help improve the health and well-being of their children in a comfortable setting and can also find out about other services that will help the whole family.

We believe that the SBHC will help children become better learners when the barriers to learning are reduced by addressing the physical, emotional and social problems of students and their families. SBHC's can help families develop healthier life-styles that benefit children as they grow and become contributing members of our community.

What happens at *Linkages to Learning* School-Based Health Centers?

At Broad Acres, Harmony Hills and Gaithersburg Elementary Schools, the *Linkages to Learning* School-Based Health Centers (LTL-SBHC's) nurse practitioners and physicians, working with the school nurse and school health aide, provide primary health care services including sick care, immunizations and physical examinations are available at the SBHC's. Additionally counseling, social service assistance, educational support services and off-site dental service are provided. Referrals to the LTL-SBHC's may be made by members of the school staff, the school nurse, Linkages staff or through self-referral by parents or students.

Many agencies and community organizations work together to provide comprehensive services to students and their families. Examples of related services include translation services to assist families, health fairs, health education classes, parenting support groups, adult ESOL or literacy classes, tutoring for children, recreational programs and holiday food and toy drives.

How will my child access the LTL-SBHC health services?

- You will need to complete, sign and return an enrollment form. Children can receive a variety of medical services once they are enrolled.
- All children enrolled in these elementary schools are eligible for enrollment in the SBHC's, regardless of insurance status.
- Staff will work with families without insurance to assist them in accessing medical care through programs such as Maryland Children's Health Program (MCHP/HealthChoice) or Care for Kids. This process will require proof of income, address and other information as needed for particular programs.

What if I have a regular doctor through private health insurance?

- If you have private health insurance, the SBHC can provide urgent sick care and minor injury visits, and will coordinate follow-up medical services with your private doctor. Your child should continue to be seen by his or her regular doctor for their annual physical examination.
- Children without insurance are eligible for comprehensive physical examinations.

What kind of health care services are included?

Children may receive routine well care, sick care and follow-up services at the SBHC, including physical examinations, laboratory work, immunizations, standing order medications and prescription.

What about prescriptions?

The nurse practitioner and physician will prescribe medication as needed. Some medications may be obtained at the SBHC; others may be purchased at your community pharmacy. SBHC staff will explain how to take the medication and answer your questions about it. They will also monitor how your child responds to the medicine.

Will there be a dentist?

The nurse practitioner will conduct a dental screening on enrolled children. Students in need of further dental care may be referred to the dentist and dental hygienist working in partnership with the SBHC's through the local Department of Health and Human Services Dental Program or to their private source of dental care.

What about cost?

- Services at the SBHC are free to students and their families.
- Sick care and well child services provided by the SBHC are billed to the student's insurance carriers. Reimbursement from the carrier is accepted as payment in full.
- *No enrolled student will be denied access to care at the SBHC's.*

Can brothers or sisters of Broad Acres, Harmony Hills or Gaithersburg students receive medical care?

Medical services are only available to uninsured brothers or sisters of students enrolled at Broad Acres, Harmony Hills or Gaithersburg Elementary Schools. The SBHC staff will help refer other family members to alternative community resources.

Who will provide the medical care?

Nurse practitioners from Catholic University of America and physicians from Holy Cross Hospital / Children's National Medical Center provide primary health care. The school nurse and the certified nursing assistant support these health care partners, and also provide basic school health services to all students during school hours, whether they are enrolled for SBHC services or not.

Will the staff speak my language?

Bilingual staff and interpreters are available.

Must a parent be present when the child receives medical care?

With parental permission, children may be seen for sick care without a parent being present. The nurse will contact the parent on the day of services. Parents are encouraged to be present for all well child visits.

Who will have access to the medical records? What about confidentiality?

State law requires that all services provided at the SBHC are confidential. The medical records belong to the Montgomery County Department of Health and Human Services (MCDHHS) and are protected by the Department's regulations and HIPAA guidelines. The SBHC must ask for your written permission before releasing information to any individual(s) or agency, except to share treatment information with your child's doctor.

How do I sign up?

Complete the enrollment packet providing written parental permission and return it to the SBHC staff.

☛ Linkages to Learning School-Based Health Center at Broad Acres E.S.

| | | |
|--------------------------------|------------------|----------------|
| School Community Health Nurse: | Ladys Lux, R.N. | (301) 431-6010 |
| Site Coordinator: | To be determined | (301) 431-4046 |

☛ Linkages to Learning School-Based Health Center at Gaithersburg E.S.

| | | |
|--------------------------------|----------------------|----------------|
| School Community Health Nurse: | Carmen Alcaine, R.N. | (301)-926-1628 |
| Site Coordinator: | To be determined | (301)-208-7230 |

☛ Linkages to Learning School-Based Health Center at Harmony Hills E.S.

| | | |
|--------------------------------|-----------------------|----------------|
| School Community Health Nurse: | Christine Herman R.N. | (301) 929-5546 |
| Site Coordinator: | To be determined | (301) 929-5590 |

For further information please contact:

| | | |
|---------------------------------|-----------------------------------|----------------|
| Joan Glick, Nurse Administrator | Joan.glick@montgomerycountymd.gov | (240)-777-3494 |
| Mark Hodge, Nurse Manager | Mark.Hodge@montgomerycountymd.gov | (240)-777-1574 |

What about prescriptions?

The nurse practitioner and physician will prescribe medication as needed. Some medications may be obtained at the SBHC; others may be purchased at your community pharmacy. SBHC staff will explain how to take the medication and answer your questions about it. They will also monitor how your child responds to the medicine.

Will there be a dentist?

The nurse practitioner will conduct a dental screening on enrolled children. Students in need of further dental care may be referred to the dentist and dental hygienist working in partnership with the SBHC's through the local Department of Health and Human Services Dental Program or to their private source of dental care.

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How do I sign up?

Complete the enrollment packet providing written parental permission and return it to the SBHC staff.

📍Linkages to Learning School-Based Health Center at Broad Acres E.S.

| | | |
|--------------------------------|------------------|----------------|
| School Community Health Nurse: | Ladys Lux, R.N. | (301) 431-6010 |
| Site Coordinator: | To be determined | (301) 431-4046 |

📍Linkages to Learning School-Based Health Center at Gaithersburg E.S.

| | | |
|--------------------------------|----------------------|----------------|
| School Community Health Nurse: | Carmen Alcaine, R.N. | (301)-926-1628 |
| Site Coordinator: | To be determined | (301)-208-7230 |

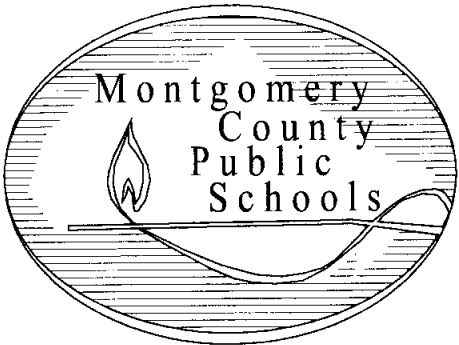
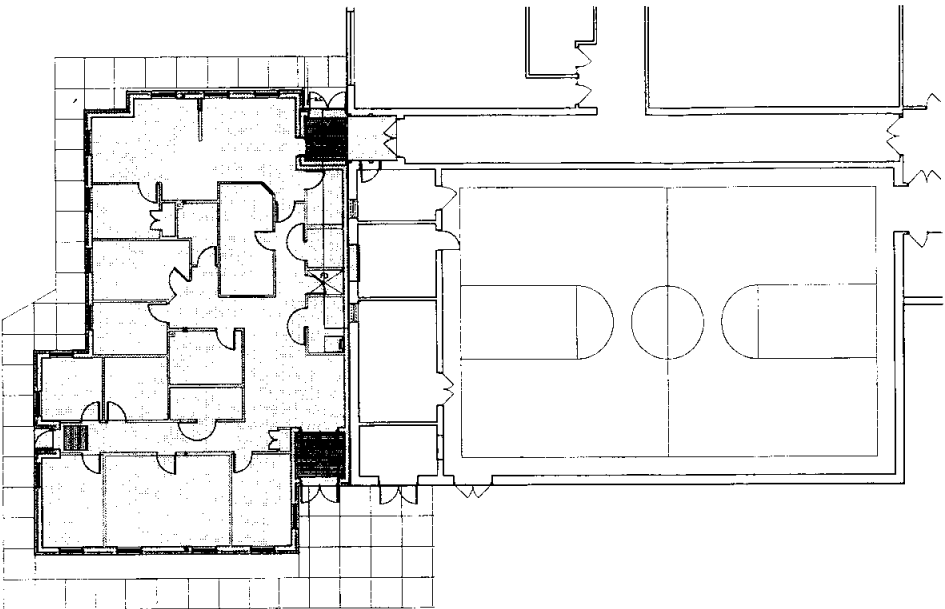
📍Linkages to Learning School-Based Health Center at Harmony Hills E.S.

| | | |
|--------------------------------|-----------------------|----------------|
| School Community Health Nurse: | Christine Herman R.N. | (301) 929-5546 |
| Site Coordinator: | To be determined | (301) 929-5590 |

For further information please contact:

| | | |
|---------------------------------|--|----------------|
| Joan Glick, Nurse Administrator | Joan.glick@montgomerycountymd.gov | (240)-777-3494 |
| Mark Hodge, Nurse Manager | Mark.Hodge@montgomerycountymd.gov | (240)-777-1574 |

SUMMIT HALL ELEMENTARY SCHOOL
SCHOOL BASED HEALTH CENTER ADDITION
MONTGOMERY COUNTY PUBLIC SCHOOL SYSTEM



DESIGN REVIEW

INDEX OF DRAWINGS

- CS COVER SHEET
- CIVIL**
- C-1 EXISTING SITE PLAN
C-2 SITE & GRADING PLAN
C-3 SITE DETAILS
- ARCHITECTURAL**
- A0.00 GENERAL NOTES, ABBREVIATIONS AND SYMBOL LEGEND
A0.01 CODE COMPLIANCE STUDY
A2.01 DEMOLITION PLAN, NEW WORK PLAN, REFLECTED CEILING PLAN
A3.01 BUILDING ELEVATIONS & SECTIONS

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DIRECTOR, DIV. OF CONSTRUCTION
ARCHITECT FOR SCHOOL FACILITIES
PROJECT MANAGER, DIV. OF CONST.
PLANNER, DIV. OF CONSTRUCTION



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KCI TECHNOLOGIES
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HUNT VALLEY, MD 21030
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MEP ENGINEER
MORRIS, HIRS, FARMER & ASSOCIATES
8285 EXECUTIVE BLVD.
ROCKVILLE, MD 20852
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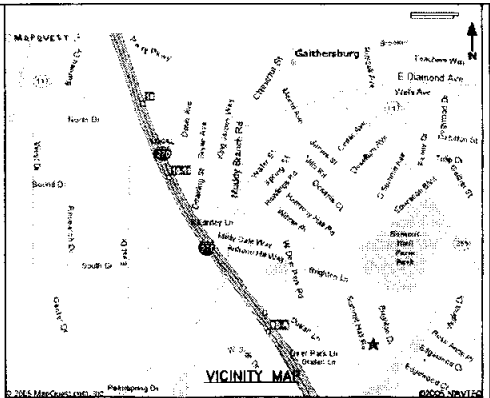
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E-mail: mpe.engineers@verizon.net

COST ESTIMATOR
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1500 CONTINENTAL DRIVE
ABINGDON, MD 21008
410-335-3000(P) 410-335-8528(F)

PROFESSIONAL SEAL:

PRINTS ISSUED

| NO. | DESCRIPTION | DATE |
|-----|------------------|----------|
| 1. | SD SUBMISSION | 12/21/06 |
| 2. | DD SUBMISSION | 01/22/07 |
| 3. | PLAN, COMMISSION | 02/22/07 |



GROSS SQUARE FOOTAGE:

| | |
|---------------------|-----------|
| EXISTING TO REMAIN: | 64,268 SF |
| ADDITION: | 3,375 SF |
| RENOVATION: | 350 SF |
| TOTAL BUILDING: | 67,993 SF |

CERTIFICATION

THESE PLANS FOR THE ADDITION AND MINOR RENOVATION TO SUMMIT HALL ELEMENTARY SCHOOL WERE PREPARED UNDER MY SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, COMPLY WITH THE REQUIREMENTS OF THE BUILDING CODE OF MONTGOMERY COUNTY AND THE STATE OF MARYLAND FIRE PREVENTION CODE.

ARCHITECT, MARYLAND REGISTRATION NO. 9893 DATE

SUMMIT HALL
ELEMENTARY SCHOOL

SCHOOL BASED
HEALTH CENTER
- ADDITION

MONTGOMERY COUNTY
PUBLIC SCHOOLS

SHEET TITLE

COVER SHEET

PROJECT NO.

06025

DATE

02-09-07

SCALE

NOT TO SCALE

SHEET NO.

CS

CAD FILE:

SCALE:

AFP-07-006
#4

AFP-07-00
#7



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KCI TECHNOLOGIES
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ROCKVILLE, MD 20855
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Consulting Structural Engineers, Inc.
13209 Frederick Road
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Rockville, Maryland 20850
Telephone: 301-251-5531
Fax: 301-251-5448
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1508 CONTINENTAL DRIVE
ABINGDON, MD 21009
410-335-3000(P) 410-335-9328(F)

PROFESSIONAL SEAL:

PRINTS ISSUED

| NO. | DESCRIPTION | DATE |
|-----|---------------|----------|
| 1. | SD SUBMISSION | 12/21/06 |
| 2. | DD SUBMISSION | 01/22/07 |
| 3. | 65% CD SUBM. | 03/12/07 |
| | | |
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SUMMIT HALL
ELEMENTARY SCHOOL
SCHOOL BASED
HEALTH CENTER
- ADDITION

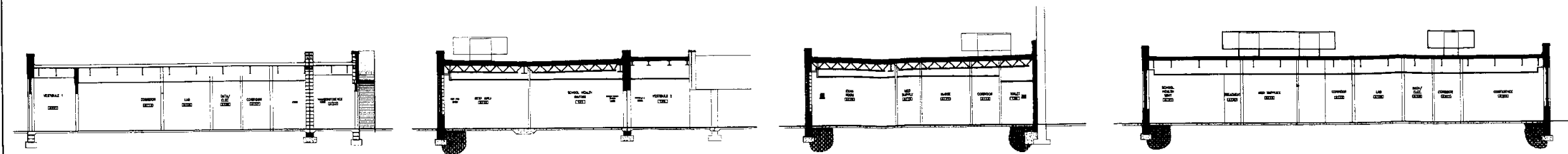
MONTGOMERY COUNTY
PUBLIC SCHOOLS

SHEET TITLE
BUILDING ELEVATIONS

PROJECT NO.
06025
DATE
02-09-07
SCALE
AS NOTED
SHEET NO.

A3.01

CAD FILE: SCALE FACT:

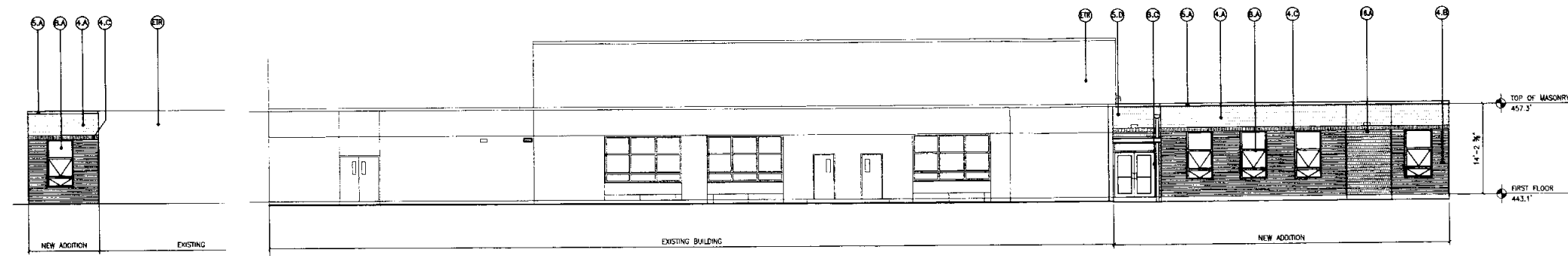


7 BUILDING SECTION
A3.01 SCALE: 1/8"=1'-0"

6 BUILDING SECTION
A3.01 SCALE: 1/8"=1'-0"

6 BUILDING SECTION
A3.01 SCALE: 1/8"=1'-0"

4 BUILDING SECTION
A3.01 SCALE: 1/8"=1'-0"



4 WEST ELEVATION
A3.01 SCALE: 1/8"=1'-0"

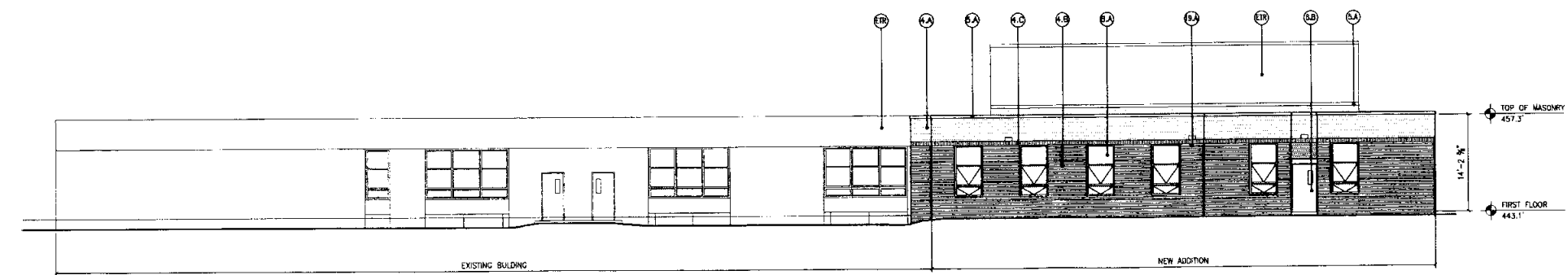
3 EAST ELEVATION
A3.01 SCALE: 1/8"=1'-0"

LEGEND:

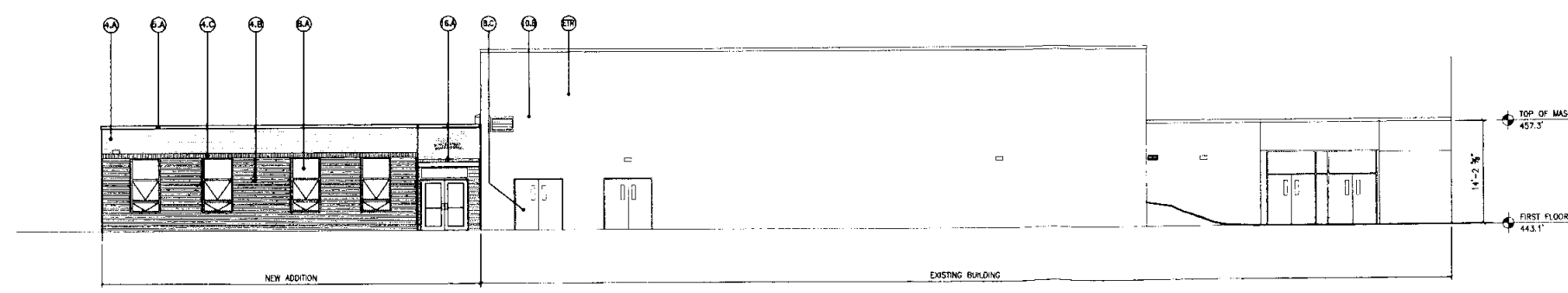
- (4B) FACE BRICK - COMMON BOND HEADER COURSES TO ALIGN WITH EXISTING BRICK TO REMAIN
- (4C) SPLIT FACE CMU
- (E) EXPANSION JOINT
- (C) CONTROL JOINT
- (XX) WINDOW TYPE

ELEVATION NOTES

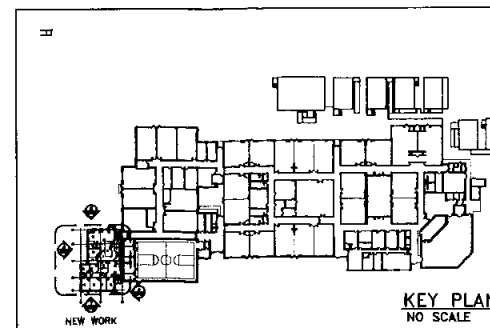
- (ETR) EXISTING TO REMAIN
- (NIC) NOT IN CONTRACT
- DIVISION 4 - MASONRY
 - (4A) MASONRY VENEER - TYPE #2 - SPLIT FACE CMU (WHITE)
 - (4B) MASONRY VENEER - TYPE #1 (FACE BRICK-COMMON BOND HEADER COURSES TO ALIGN WITH EXISTING BRICK TO REMAIN)
 - (4C) MASONRY VENEER - TYPE #1 (FACE BRICK-SOLDIER COURSES TO ALIGN WITH EXISTING BRICK TO REMAIN)
- DIVISION 5 - METALS
 - (5A) PRE-FINISHED METAL COPING WITH 1-1/2" STANDING SEAM ON 20 MIL. PVC ON TAPERED INSULATION
 - (5B) METAL FLASHING
 - (5C) EXPANSION JOINT COVER
 - (5D) SCUPPER & DOWNSPOUT
- DIVISION 8 - DOORS & WINDOWS
 - (8A) ALUMINUM WINDOW SYSTEM
 - (8B) HOLLOW METAL DOOR AND FRAME
 - (8C) ALUMINUM STOREFRONT ENTRANCE
- DIVISION 10 - SPECIALTIES
 - (10B) MECHANICAL LOUVER - NEW
- DIVISION 16 - ELECTRICAL
 - (16A) NEW FULLY FUNCTIONAL WALL MOUNTED EXTERIOR LIGHTING FIXTURE, WITH ALL ASSOC. WIRING, HARDWARE, ETC.



2 SOUTH ELEVATION
A3.01 SCALE: 1/8"=1'-0"



1 NORTH ELEVATION
A3.01 SCALE: 1/8"=1'-0"



KEY PLAN
NO SCALE

AFP.07-006
#8

